DISCLAIMER: Zillow provides basic explanations for the major sections of this lease. Our summaries cover the main ideas, not every detail, and they're not part of the final lease. In them, the Property is the specific unit or dwelling being rented by the Tenant. Also, anything the Landlord includes in the Rules Addendum was not created by Zillow. You should review it carefully. If you review the lease and still have questions, we recommend consulting with an attorney.

Lease Agreement

[Address: Street]

[Address: City, State, ZIP]

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Documents incorporated into, and attached as part of, this Lease agreement are selected below:

Basic Terms & Additional Terms (Page X)
Pet Addendum (Page X)
Parking Addendum (Page X)
Rules Addendum (Page X)
Pre-Occupancy Work Addendum (Page X)
Section 8 / Housing Choice Addendum (Page X)
Lead Based Paint Hazard Disclosure (Page X)
Protect Your Family from Lead in Your Home Pamphlet (Page X)

This Residential Lease (**Lease**) is entered into on the date of the last signature below (the **Effective Date**) between _____ (**Landlord**) and

This Residential Lease (**Lease**) is entered into on the date of the last signature below (the **Effective Date**) between _____ (together and separately, **Landlord**) and

_____ (**Tenant**)

_____ (together and separately, **Tenant**)

for _____ (**Property**).

Landlord's Managing Agent is _____ (**Managing Agent**).

Landlord hereby leases the Property to Tenant, and Tenant leases the Property from Landlord, subject to the terms and conditions of this Lease:

1. Basic Terms

1.1 AMOUNTS DUE UPFRONT:

The following items will be paid by Tenant to Landlord upon execution of this Lease:

1.1.1 NON-REFUNDABLE FEES:

$_____ Pet Fee (See Section 1.12 below)

$_____ Other: _____ (See Section 1.8 below)

$_____ Other: _____ (See Section 1.8 below)

$_____ Other: _____ (See Section 1.8 below)

$_____ Other: _____ (See Section 1.8 below)

$_____ Other: _____ (See Section 1.8 below)

1.1.2 REFUNDABLE DEPOSIT:

$_____ Security Deposit (Section 1.7 below)

$_____ Pet Damage Deposit (Section 1.12 below)

1.1.3 RENT FOR FIRST MONTH:

$_____ Prorated Monthly Rent for partial first month of the Term (See Section 1.5 below)

$_____ Monthly Rent for full first month of the Term (See Section 1.5 below)

1.1.4 RENT FOR LAST MONTH:

$_____ Monthly Rent for full last month of the Term (**Last Month's Rent**)

1.1.5 TOTAL DUE AT SIGNING: $_____

TOTAL DUE AT START DATE: $_____

1.2 ADDITIONAL OCCUPANT INFORMATION:

The following additional occupants may occupy the Property.

Additional Occupant Name	Age

Occupants are people who can't agree to the Lease such as children, elderly relatives, and other dependents.

1.3 PROPERTY

Property Location

The Property is a unit in a multifamily residence (for example, an apartment, condominium, in-law suite, duplex, or multiplex) (**Building**) located at _____.

The Property is a single family residence (for example, a house or a townhouse) (**Building**) located at _____.

The Property includes all appliances, fixtures, and equipment installed on the Property as of the Start Date (as defined below), including the following:

_____.

1.4 TERM

Month to Month. The term of this Lease (**Term**) will begin on _____ (**Start Date**) and will continue on a month-to-month basis. Either Landlord or Tenant may terminate the month-to-month tenancy by providing at least 30 days' notice to the other and termination will be effective on the date specified in the notice with Rent prorated based upon the number of days from the last Rent due date to the date specified in the notice and a 30-day month.

Fixed Term. The term of this Lease (**Term**) will begin on _____ (**Start Date**) and end on _____ (**Expiration Date**).

1.5 RENT

1.5.1 BASE RENT; MONTHLY RENT

Tenant is responsible for paying monthly rent for the use and occupancy of the Property (**Base Rent**) and all other fixed rent and fixed charges described in this Lease (collectively, **Monthly Rent**) on the _____ day of each month (**Monthly Rent Due Date**). The Monthly Rent is $_____. First month's Monthly Rent is due on upon executing this Lease.

Tenant is responsible for paying monthly rent for the use and occupancy of the Property (**Base Rent**) and all other fixed rent and fixed charges described in this Lease (collectively, **Monthly Rent**) on the _____ day of each month (**Monthly Rent Due Date**). The Monthly Rent is $_____. First month's Monthly Rent is due on the Start Date.

Tenant is responsible for paying monthly rent for the use and occupancy of the Property (**Base Rent**) and all other fixed rent and fixed charges described in this Lease (collectively, **Monthly Rent**) on the _____ day of each month (**Monthly Rent Due Date**). The Monthly Rent is $_____. First month's Monthly Rent is due on the first Monthly Rent Due Date after the Start Date.

Explanation: Monthly Rent is the total rent, and it includes fixed charges like storage fees and parking fees. Base Rent is the rent for the property without those fixed charges.

1.5.2 ADDITIONAL RENT

Any amount Tenant may be required to pay Landlord or any other party under this Lease in addition to Monthly Rent will be additional rent (**Additional Rent**). The Monthly Rent and any Additional Rent are collectively referred to as "**Rent**." Additional Rent includes, without limitation:

- Any applicable charges for utilities and/or other services to the Property, in amounts that vary by month (**Variable Charges**), payable to Landlord within _____ days of billing.
- The cost of utilities required to be arranged for and paid by Tenant directly to the service provider.
- The Insufficient Funds Fee, which is $_____.
- The Late Fee, which is $_____.

Explanation: Additional Rent refers to fees that vary from month to month, like utilities that the Landlord gets reimbursed for and fees for paying rent after its due date.

1.5.3 MANNER OF PAYMENT

All Rent hereunder must be paid by one of the following:

Check or money order made payable to the following recipient and delivered to the following address :_____

Electronically by online payment service: _____. Landlord will provide Tenant with Landlord's account information.

ACH/direct deposit. Landlord will provide ACH/direct deposit payment information to Tenant directly.

1.5.4 RENT SUMMARY

Tenant is responsible for paying the Monthly Rent and Additional Rent described in this Lease, which are summarized as follows:

	Monthly Rent
Base Rent	$_____ per month
Parking Rent (Section 1.10)	$_____ per month
Storage Rent (Section 1.11)	$_____ per month
Pet Rent (Section 1.12)	$_____ per month
Electricity (Section 1.6.1)	$_____ per month
Natural Gas (Section 1.6.2)	$_____ per month
Heating Oil (Section 1.6.3)	$_____ per month
Heat (Section 1.6.4)	$_____ per month
Water/Sewer (Section 1.6.5)	$_____ per month
Trash Removal (Section 1.6.6)	$_____ per month
Landscaping (Section 1.6.8)	$_____ per month
Telephone (Section 1.6.9)	$_____ per month
Cable TV (Section 1.6.10)	$_____ per month
Internet (Section 1.6.11)	$_____ per month
Homeowner/Condominium Assessment (Section 1.6.12)	$_____ per month
TOTAL	

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1.6 UTILITIES AND SERVICES

Landlord and Tenant agree that utilities and other services will be provided and paid for as outlined below:

1.6.1 ELECTRICITY

Tenant will arrange and pay for the cost of electrical service for the Property directly to the service provider. The name of the Property's service provider is: _____.

Landlord will pay the cost of electrical service and the cost is included in Base Rent.

Landlord will provide electrical service for the Property, but Tenant will pay Landlord a monthly charge (**Electrical Charge**) to reimburse Landlord for the cost of electrical service. The Electrical Charge is a fixed monthly charge of $_____. The Electrical Charge is based upon Landlord's reasonable and good faith estimate of the amount that will reimburse Landlord for the cost of electrical service to the Property.

Landlord will provide electrical service for the Property, but Tenant will pay Landlord a monthly charge (**Electrical Charge**) to reimburse Landlord for the cost of electrical service. The Electrical Charge is a variable amount based upon Tenant's share, as reasonably determined by Landlord, of the cost incurred by Landlord to provide electrical service to the Property.

1.6.2 NATURAL GAS

Natural gas service is provided to the Property and Tenant will arrange and pay for the cost of natural gas service for the Property directly to the service provider. The name of the Property's service provider is: _____.

Landlord will provide natural gas to the Property and the cost is included in Base Rent.

Landlord will provide Natural Gas service to the Property, but Tenant will pay to Landlord a monthly charge (**Gas Charge**) to reimburse Landlord for the cost of gas services. The Gas Charge is a fixed monthly charge of $_____. The Gas Charge is based upon Landlord's reasonable and good faith estimate of the amount that will reimburse Landlord for the cost of providing gas service to the Property.

Landlord will provide natural gas to the Property, but Tenant will pay to Landlord a monthly charge (**Gas Charge**) to reimburse Landlord for the cost of gas services. The Gas Charge is a variable amount based upon Tenant's share, as reasonably determined by Landlord, of the cost incurred by Landlord to provide gas service to the Property.

1.6.3 HEATING OIL

Landlord will provide heating oil to power the heating system of the Property and the cost is included in Base Rent.

Landlord will provide heating oil to power the heating system of the Property and the cost is included in a Heat Charge is included under Section 1.6.4 below.

Landlord will provide heating oil to power the heating system, but Tenant will pay Landlord a monthly charge (**Heating Oil Charge**) to reimburse Landlord for the cost of gas services. The Heating Oil Charge

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is a fixed monthly charge of $_____. The Heating Oil Charge is based upon Landlord's reasonable and good faith estimate of the amount that will reimburse Landlord for the cost of providing heatling oil service to the Property.

Heating Oil is used to power the heating system of the Property, but Tenant will arrange and pay for the cost of heating oil directly to the service provider. The name of the Property's service provider is: _____.

1.6.4 HEAT

Heat will be the responsibility of Landlord. The cost of heat is included in Base Rent.

Heat will be provided by Landlord, but Tenant will pay to Landlord a heat charge (**Heat Charge**), as reasonably determined by Landlord, of the cost incurred by Landlord to provide heat to the Building in each monthly period during the heating season.

Heat is not provided separately from other utilities. The cost of heat is included in the utility costs (natural gas, electricity, or heating oil, as provided) necessary to run the heating system, and will be paid by the party responsible for the applicable utility.

Explanation: Heat applies when there is a separate heat charge passed along to the Tenant that is not included in the electricity, natural gas, or heating oil charges.

1.6.5 WATER/SEWER

Water/Sewer is the responsibility of Landlord and the cost is included in Base Rent.

Tenant will arrange and pay for the cost of water/sewer to the utility. Water usage is separately metered for the Property. Hot water costs are included with electricity or natural gas costs, as provided. The name of the Property's service provider is: _____.

Landlord will provide water/sewer service for the Property, but Tenant will pay to Landlord a monthly charge (**Water/Sewer Charge**) to reimburse Landlord for the cost of water/sewer service. The Water/Sewer Charge is a fixed monthly charge of $_____. The Water/Sewer Charge is based upon Landlord's reasonable and good faith estimate of the amount that will reimburse Landlord for the cost of water/sewer service to the Property.

Landlord will provide water/sewer service for the Property, but Tenant will pay to Landlord a monthly charge (**Water/Sewer Charge**) to reimburse Landlord for the cost of water/sewer service. The Water/Sewer Charge is a variable amount based upon Tenant's share, as reasonably determined by Landlord, of the cost incurred by Landlord to provide water/sewer service to the Property.

1.6.6 TRASH REMOVAL

Regular trash removal services will be provided by Landlord and the cost is included in Base Rent. Receptacle(s) for collecting trash are provided by Landlord. Tenant is responsible for depositing trash in the receptacles provided.

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Regular trash removal services will be provided by Landlord, but Tenant will pay to Landlord a monthly charge (**Trash Removal Charge**) to reimburse Landlord for the cost of trash removal services. The Trash Charge is a fixed monthly charge of $_____. The Trash Removal Charge is based upon Landlord's reasonable and good faith estimate of the amount that will reimburse Landlord for the cost of trash removal services to the Property.

Tenant will arrange and pay for the cost of trash removal. The name of the Property's service provider is: _____.

1.6.7 SNOW REMOVAL

Landlord does not provide snow removal services for any portion of the Property or, if applicable, the Building grounds.

Snow removal is not normally required for the Property and will be reasonably handled by the parties in the event snowfall occurs.

Landlord will provide snow removal services for the following areas:

_____.

Tenant will be responsible for snow removal for the following areas:

_____.

1.6.8 LANDSCAPING

Landlord does not provide any landscaping services Tenant is responsible for reasonable upkeep and maintenance of landscaping, including lawn mowing and leaf raking

Landlord will provide the following landscaping services:

_____.

The cost of landscaping services is included in Base Rent.

Landlord will provide the following landscaping services:

_____.

The cost of landscaping services is a variable amount based upon Tenant's share, as reasonably determined by Landlord, of the cost incurred by Landlord to provide landscaping service to the Building grounds.

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1.6.9 TELEPHONE

Landlord will provide for telephone services and the cost is included in Base Rent.

Tenant will arrange and pay for the cost of telephone services.

Landlord will provide for telephone services but Tenant will pay to Landlord a monthly charge (**Telephone Charge)** to reimburse Landlord for the cost of the telephone services. The Telephone Charge is a fixed monthly charge of $_____. The Telephone Charge is based upon Landlord's reasonable and good faith estimate of the amount that will reimburse Landlord for the cost of providing telephone services to the Property.

1.6.10 CABLE TELEVISION

Landlord will provide for cable or other premium television services and the cost is included in Base Rent.

Tenant will arrange and pay for the cost of cable or other premium television services.

Landlord will provide for cableor other premium television services but Tenant will pay to Landlord a monthly charge (**Cable Charge)** to reimburse Landlord for the cost of the telephone services. The Cable Charge is a fixed monthly charge of $_____. The Cable Charge is based upon Landlord's reasonable and good faith estimate of the amount that will reimburse Landlord for the cost of providing cable or other premium television services to the Property.

1.6.11 INTERNET

Landlord will provide for internet service and the cost is included in Base Rent.

Tenant will arrange and pay for the cost of internet service.

Landlord will provide for internet service but Tenant will pay to Landlord a monthly charge (**Internet Charge)** to reimburse Landlord for the cost of the internet service. The Internet Charge is a fixed monthly charge of $_____. The Internet Charge is based upon Landlord's reasonable and good faith estimate of the amount that will reimburse Landlord for the cost of providing internet service to the Property.

1.6.12 HOMEOWNER OR CONDOMINIUM ASSOCIATION

The Property is located within a homeowner association or condominium association. Any assessments imposed by the association related to the Property are included in the Base Rent.

The Property is located within a homeowner association or condominium association. Tenant will pay assessments imposed by the association relating to the Property. Tenant will pay Landlord the estimated association assessments of $_____ per month.

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1.7 SECURITY DEPOSIT

Tenant is required to pay a security deposit to Landlord when the Lease is signed. The security deposit is $_____ (**Security Deposit**). Section 2.4 of this Lease contains terms relating to the Security Deposit.

Tenant is required to pay a security deposit to Landlord on the Start Date. The security deposit is $_____ (**Security Deposit**). Section 2.4 of this Lease contains terms relating to the Security Deposit.

Explanation: Any security deposit, if collected, should be kept in a separate account.

1.8 NON-REFUNDABLE FEES

Tenant is required to pay Landlord the following non-refundable fee(s) (in addition to any Pet Fee set forth in Section 1.12 below) on or before the date that the Lease is signed:

Tenant is required to pay Landlord the following non-refundable fee(s) (in addition to any Pet Fee set forth in Section 1.12 below) on or before the Start Date:

Tenant is required to pay Landlord the following non-refundable fee(s) on or before the date that the Lease is signed.

Tenant is required to pay Landlord the following non-refundable fee(s) on or before the Start Date.

Other: _____ ($_____).

Other: _____ ($_____).

Other: _____ ($_____).

Other: _____ ($_____).

Other: _____ ($_____).

1.9 TENANT INSURANCE

Tenant is not required to maintain renter's insurance during the Term.

Tenant is required to obtain and maintain at all times during the Term insurance covering Tenant's personal property and damage to property with per occurrence limits of not less than $_____. Landlord (and Managing Agent, if any) will be named as an additional insured. Tenant will provide Landlord with evidence of any required insurance prior to moving in and upon request during the Term.

1.10 PARKING

Tenant may park in areas designated by Landlord on Building grounds (**Parking Area**) and the cost of parking is included in the Base Rent. An addendum (**Parking Addendum**) is attached to this Lease which sets forth the specific terms of, and limitations on, Tenant's parking rights. Except as expressly permitted in the Parking Addendum, neither Tenant nor any other Occupants is allowed to park, or permit any of their guests or invitees to park, on the Building grounds.

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Tenant may park in areas designated by Landlord on Building grounds (**Parking Area**) and will pay parking rent of $_____ total per month (**Parking Rent**) for _____ cars. An addendum (**Parking Addendum**) is attached to this Lease which sets forth the specific terms of, and limitations on, Tenant's parking rights. Except as expressly permitted in the Parking Addendum, neither Tenant nor any other Occupants is allowed to park, or permit any of their guests or invitees to park, on the Building grounds. Landlord does not offer vehicle parking to Tenants of the Building.

1.11 STORAGE SPACE

No storage room/storage locker (including any common areas) or other area exterior to the Property is provided for in this Lease.

The Tenant may use the storage room/storage locker or other area exterior to the Property (**Storage Space**) located at:

_____.

The rent for the Storage Space is included in the Base Rent.

The Tenant may use the storage room/storage locker or other area exterior to the Property (**Storage Space**) located at:

_____.

The rent for the Storage Space (**Storage Rent**) is $_____ per month.

1.12 PETS

Tenant is only permitted to keep pet(s) on the Property that are identified in the addendum (**Pet Addendum)** attached to this Lease, and will comply with all terms of the Pet Addendum. In addition, Tenant is required to carry renter's insurance which includes coverage for pet ownership. Landlord will be named as an additional insured on such coverage.

Tenant is only permitted to keep pet(s) on the Property that are identified in the addendum (**Pet Addendum)** attached to this Lease, and will comply with all terms of the Pet Addendum. Tenant is not required to carry renter's insurance which includes coverage for pet ownership.

Except as required by law, no pets or animals of any kind are permitted in the Property or, if applicable, common areas of the Building or on Building grounds. Landlord will, however, review any requests from Occupants with disability-related needs for reasonable accommodations for service and assistance animals at the Property as required by applicable law.

Tenant will pay Landlord a non-refundable fee (**Pet Fee**) of $_____ on or before the execution of this Lease. Landlord will only use a Security Deposit to pay for the costs of pet-related damages if, and only to the extent, those costs exceed the Pet Fee.

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Tenant will pay Landlord a non-refundable fee (**Pet Fee**) of $_____ on or before the start of this Lease. Landlord will only use a Security Deposit to pay for the costs of pet-related damages if, and only to the extent, those costs exceed the Pet Fee.

Tenant will pay Landlord an additional refundable damage deposit (**Pet Damage Deposit**) of $_____ on or before the execution of this Lease. In addition, Tenant will pay Landlord $_____ per month as pet rent (**Pet Rent**).

Tenant will pay Landlord an additional refundable damage deposit (**Pet Damage Deposit**) of $_____ on or before the execution of this Lease.

Tenant will pay Landlord an additional refundable damage deposit (**Pet Damage Deposit**) of $_____ on or before the start of this Lease. In addition, Tenant will pay Landlord $_____ per month as pet rent (**Pet Rent**).

Tenant will pay Landlord an additional refundable damage deposit (**Pet Damage Deposit**) of $_____ on or before the start of this Lease.

Tenant will pay Landlord $_____ per month as pet rent (**Pet Rent**).

1.13 ADDITIONAL RULES

Tenant's use and occupancy of the Property is subject to all policies, rules, regulations, covenants, restrictions and other matters of record, attached to this Lease, specifically:

The Declaration of Condominium

The rules and regulations of the homeowners association or condominium applicable to the Property.

The Declaration of Covenants, Conditions, Restrictions, and Easements applicable to the Property

Any Landlord specified rules governing use of the Property (**Rules Addendum**)

None.

1.14 SMOKING POLICY

Smoking means: (a) inhaling, exhaling, breathing, carrying, or possessing any lighted cigar, cigarette, pipe, or any other lighted or heated tobacco or plant (including marijuana) product intended for inhalation including hookahs or any similar product, whether natural or synthetic, in any manner or in any form; or (b) use of an electronic smoking device which creates an aerosol or vapor, in any manner or in any form.

Smoking is not allowed in the Property and, if applicable, all common areas of the Building and on Building grounds.

Smoking is allowed only in:

Inside the Property

In enclosed common areas of the Building

Outside on Building grounds, as long as not within 10 feet of windows, doors, or intake units

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Outside on porches, patios and yards adjacent to the units

In other areas: _____

Smoking is allowed in the Property and, if applicable, all common areas of the Building and on Building grounds.

Landlord may charge Tenant a fee of up to $250 for a second and subsequent violations if Tenant smokes in a clearly designated nonsmoking Property or area of the Building or Building grounds.

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2. Additional Terms

2.1 PROPERTY CONDITION

Tenant has examined the Property prior to signing this Lease and, as of the date of this Lease, is satisfied with its condition and appearance (**Existing Condition**). Landlord will deliver possession of the Property to Tenant on the Start Date in the same or better condition as the Existing Condition, except for ordinary wear and tear.

Tenant has examined the Property prior to signing this Lease and, as of the date of this Lease, is satisfied with its condition and appearance (**Existing Condition**). Landlord has agreed to perform work on the Property prior to the Start Date as described in the addendum (**Pre-Occupancy Work Addendum**) attached to this Lease.

Explanation: Here, the Tenant is accepting the condition of the Property. If the Landlord agrees to fix anything before move-in, an addendum outlining the repairs will be attached.

2.2 POSSESSION

In the event Landlord cannot deliver possession of the Property to Tenant by the Start Date, through no fault of Landlord, this Lease will continue in full force but Tenant, as Tenant's sole remedy, will not be obligated to pay the Monthly Rent (prorated based upon a 30-day month) for the period that Tenant is unable to take possession. If Landlord fails to deliver possession of the Property by the 30th day following the Start Date, either Landlord or Tenant may terminate this Lease at any point before actual possession of the Property is delivered to Tenant, in which event all amounts paid to Landlord by Tenant will be returned and Landlord will be released from all obligations and liability under this Lease.

Explanation: If the property isn't ready on the move-in date, the Landlord has 30 days to make it ready. If the Property still isn't ready after that, either the Landlord or Tenant can terminate the Lease and the Tenant would be entitled to a full refund of any deposits and rent they already paid.

2.3 RENT

2.3.1 PAYMENT

Tenant will pay the Monthly Rent for the first month of the Lease Term as described in the Basic Terms; provided that if the Start Date is not the Monthly Rent Due Date or the Rent is not to be paid on the first Monthly Rent Due Date after the Start Date, then the amount will be prorated based upon the number of days from the Start Date to the next Monthly Rent Due Date. After the first month, Tenant will pay the Monthly Rent to Landlord, (or Landlord's Managing Agent, if specified above), in advance, on the Monthly Rent Due Date of each month during the Term according to the payment details specified in the Basic Terms. Variable Charges, if any, will be payable according to the timeframe specified in the Basic Terms. Rent will be payable in the method specified in the Basic Terms.

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Explanation: The Basic Terms set out all the payment dates. If the move-in date turns out not to be the normal rent-due date, the first month's rent will be prorated.

2.3.2 LATE PAYMENT

If Tenant fails to pay the Monthly Rent or any other Rent in full by the end of the day _____ days after it is due, a fee (**Late Fee**) in the amount specified in the Basic Terms to this Lease will be immediately assessed. The Late Fee is due by the end of the day after it is assessed. Acceptance of late payment does not waive Landlord's right to require payment of Monthly Rent in full on the date it is due.

Explanation: This section says the Tenant must pay a Late Fee in addition to the rent if the rent is overdue by a certain number of days.

2.3.3 RETURNED CHECKS/DISHONORED PAYMENTS

If any payment of any Rent or other charges under this Lease is returned for insufficient funds or otherwise fails, Tenant will pay Landlord a fee (**Insufficient Funds Fee**) in the amount specified in the Basic Terms. Landlord will also have the right to require the dishonored payment be replaced by a cashier's check, certified check, or money order. Should more than two of Tenant's payments to Landlord during the Term be returned for insufficient funds, Landlord may require that all future payments of Monthly Rent and other obligations be paid by cashier's check, certified check, or money order.

If any payment of any Rent or other charges under this Lease is returned for insufficient funds or otherwise fails, Landlord will have the right to require the dishonored payment be replaced by a cashier's check, certified check, or money order and require Tenant to pay any fee associated with the failed payment. Should more than two of Tenant's payments to Landlord during the Term be returned for insufficient funds, Landlord may require that all future payments of Rent and other obligations be paid by cashier's check, certified check, or money order.

Explanation: Here, the Tenant agrees to pay an additional fee if their payment gets returned or fails to process. The Landlord has the option of choosing that the fee of a fixed amount, or that it be based on the actual expense incurred.

2.3.4 LAST MONTH'S RENT

Tenant is required to pay Last Month's Rent upon execution of this Lease and Landlord will apply that payment to the Monthly Rent for the last month of the Term when due, and/or Tenant's last month residing in the Property. The amount of Last Month's Rent paid by Tenant will not used for any other purpose, including as a Security Deposit.

Tenant is required to pay Last Month's Rent at the Start Date of this Lease and Landlord will apply that payment to the Monthly Rent for the last month of the Term when due, and/or Tenant's last month residing in the Property. The amount of Last Month's Rent paid by Tenant will not used for any other purpose, including as a Security Deposit.

Explanation: Some Landlords require that the last month's rent be paid upfront. When that is the case, the Lease states that the last month's rent shall not be used as a Security Deposit.

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2.4 SECURITY DEPOSIT

2.4.1 USE OF SECURITY DEPOSIT/ RESERVED FUNDS

Landlord will hold the Security Deposit in a segregated account if required by applicable law. Interest on the Security Deposit will be retained by Landlord, unless required to be paid to Tenant under applicable law. Subject to applicable law, Landlord may use the Security Deposit to: (i) remedy Tenant Defaults (as defined in Section 2.10 below) under this Lease, including past due Rent; (ii) pay for costs incurred by Landlord to repair damages to the Property caused by Occupants, beyond ordinary wear and tear; and/or (iii) pay cleaning costs incurred by Landlord to return the Property to the same level of cleanliness it was in at the Start Date (collectively, **Deposit Claims**). The Security Deposit will not relieve Tenant of any obligation to pay any Rent due under this Lease prior to termination. If a Pet Damage Deposit is required, it will be considered a Security Deposit and subject to the terms of this Section.

Landlord will hold the Security Deposit in a segregated account if required by applicable law. Interest on the Security Deposit will be retained by Landlord, unless required to be paid to Tenant under applicable law. Subject to any requirements of and any limitations under applicable law, Landlord may use the Security Deposit to: (i) remedy Tenant Defaults (as defined in Section 2.10 below) under this Lease, including past due Rent; and/or (ii) pay for costs incurred by Landlord to repair damages to the Property caused by Occupants exclusive of ordinary wear and tear; (collectively, **Deposit Claims**). The Security Deposit will not relieve Tenant of any obligation to pay any Rent due under this Lease prior to termination. If a Pet Damage Deposit is required, it will be considered a Security Deposit and subject to the terms of this Section.

Explanation: Some places have laws that require the Landlord to return any interest earned on the Security Deposit to the Tenant. Additionally, The Landlord may choose whether to apply the Security Deposit to cleaning expenses that are necessary to bring the property back to where it was when the Tenant first moved in.

2.4.2 RETURN OF SECURITY DEPOSIT

The Security Deposit and any accrued interest (if required under applicable law), less any Deposit Claims, will be returned to Tenant within 60 days (or shorter period as required by local ordinance) via first class mail after Tenant vacates the Property upon expiration or earlier termination of this Lease. The returned portion of the deposit will be sent as a single check payable to Tenant(s) listed in the Basic Terms, or as otherwise agreed to by Landlord and Tenant. Any Deposit Claims will be described in an itemized statement provided with the returned portion of the deposit. Tenant will provide a forwarding address to Landlord where the Security Deposit, less Deposit Claims, and the itemized statement will be mailed. In the event Tenant fails to provide a forwarding address, the Security Deposit and statement will be sent to Tenant's last known address, which may be the Property, and Landlord will not be liable for Tenant's delayed receipt of, or failure to receive, the Security Deposit and itemized statement.

The Security Deposit, less any Deposit Claims, will be returned to Tenant within 60 days (or shorter period as required by local ordinance) via first class mail after Tenant vacates the Property upon expiration or earlier termination of this Lease. The returned portion of the deposit will be sent as a single check payable to Tenant(s) listed in the Basic Terms, or as otherwise agreed to by Landlord and Tenant. Any Deposit Claims will be described in an itemized statement provided with the returned portion of the deposit. Tenant will provide a forwarding address to Landlord where the Security Deposit, less Deposit Claims, and the itemized statement will be mailed. In the event Tenant fails to provide a forwarding address, the Security Deposit and

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statement will be sent to Tenant's last known address, which may be the Property, and Landlord will not be liable for Tenant's delayed receipt of, or failure to receive, the Security Deposit and itemized statement.

Explanation: The Landlord has the option of choosing whether to return interest earned while holding the Security Deposit back to the Tenant. Note that the deposit shall be returned by the Landlord to the Tenant via first class mail.

2.5 TENANT'S OBLIGATIONS

2.5.1 RESIDENCE USE ONLY

Tenant will use and occupy the Property for residential purposes only. Tenant will not use or permit the use of the Property for any non-residential, illegal, or otherwise inappropriate purpose, including for any commercial purpose.

Explanation: In this section, the Tenant agrees not to use the Property to run a commercial business, like a daycare or store front. They also agree not to do anything illegal on the Property.

2.5.2 PERMITTED OCCUPANTS

Except as prohibited by applicable law, the Property will not be occupied by anyone other than the following: (i) Tenants; (ii) Occupants identified in the Basic Terms; and (iii) children under the age of majority of any Tenant (and Tenant will notify Landlord promptly after any such children take occupancy).

Explanation: This section says that only Tenants, their children under 18, and Additional Occupants listed in the Basic Terms may live on the Property.

2.5.3 NO DISTURBANCE OR NUISANCE PERMITTED

Tenant will not permit any Occupants or any guests to: (i) make any unreasonably loud or otherwise unreasonable use of the Property; (ii) allow any condition on the Property or, if applicable, common areas of the Building that poses threat of injury to persons or property; or (iii) otherwise interfere with the rights, comfort, safety, or enjoyment of the other tenants or occupants of the Building (if applicable) or neighboring properties.

Explanation: Here the Tenant agrees not to cause problems for any neighbors or other people living in the building (if any).

2.5.4 UTILITIES

Prior to the Start Date, Tenant will open accounts (including making any required deposits for service) in Tenant's name for all utilities specified as Tenant's responsibility under the Basic Terms. Tenant will maintain and/or pay for all utilities without interruption during the Term. Tenant will provide Landlord with evidence that any applicable utilities, assessments, or charges have been paid by Tenant, upon request.

Explanation: When a utility is the Tenant's responsibility, they agree to set up the account and keep the account active.

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2.5.5 MAINTENANCE

Tenant will: (i) keep and maintain the Property in a clean, safe, and sanitary condition; (ii) regularly dispose of all garbage and other waste in a clean and safe manner, not overload any trash receptacles, and separate and dispose of recyclable and compostable materials in any provided separate receptacles; (iii) use all appliances, fixtures, and equipment located in the Property in a safe and reasonable manner in keeping with their intended function and, if provided to Tenant, the applicable operating instructions; (iv) not obstruct access to doors and windows; and (v) maintain the Property in the same condition as it was delivered to Tenant, except for ordinary wear and tear. If the Property is equipped with smoke detectors or carbon monoxide detectors, Tenant will regularly (not less often than once per month) test the detectors and, if the devices are battery operated, Tenant will replace batteries every 6 months, or more often as needed. Tenant will pay to repair any damage to the Property caused by Occupants or any guest of Occupants, except for ordinary wear and tear. Tenant will not disturb neighbors' peaceful enjoyment of their premises.

Explanation: Here the Tenant agrees to take basic care of the Property, including checking and replacing the batteries in the smoke/carbon monoxide detectors.

2.5.6 NO TRANSFER

Tenant will not sublease or assign all or any portion of the Property without the prior written consent of Landlord, in Landlord's sole discretion. Any attempted sublease or assignment of the Property or this Lease without the prior written consent of Landlord will be void and cause for termination by Landlord. No sublease of the Property will release Tenant from any obligation under this Lease, and Tenant will be liable for any violations of this Lease caused by a subtenant. Tenant will not rent the Property, or any portion of the Property, including any rental program such as "Airbnb," "VRBO," or similar program, and Tenant's entry into any short-term rental agreement will be cause for termination of this Lease by Landlord.

Explanation: The Tenant needs the Landlord's written permission to sublet the Property, transfer the Lease, or to turn the Property into a short-term rental through programs like Airbnb and VRBO.

2.5.7 NO ALTERATIONS

Tenant will not perform any alterations or improvements to the Property without the prior written consent of Landlord, in Landlord's sole discretion. Alterations and improvements include adding, changing, or removing appliances, fixtures, shelving, wallpaper, or wall paint. In addition, except as required by applicable law, Tenant is not allowed to arrange, and will not permit, the installation of new or additional wiring, cabling, or equipment without Landlord's prior written consent, in Landlord's sole discretion. If Tenant violates this provision, Tenant will return the property to its original condition at Tenant's sole cost and expense. If Landlord approves of any alterations, Tenant understands that any applicable alterations will remain as part of the Property at the end of the Term. Tenant will not subject the Property to any liens in connection with making any alteration or improvement and will indemnify Landlord from all costs and expenses related to alterations, improvements, or liens.

Explanation: Here the Tenant agrees not to make changes to the Property without the Landlord's permission. This includes rewiring for internet or cable TV.

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If the Tenant makes changes anyway, the Landlord can accept the changes or require them to be undone.

Changes that are accepted by Landlord stay on the Property. For example, if the tenant gets a new oven and disposes of the old one, they'd need to leave the new oven behind when moving out.

2.5.8 JOINT LIABILITY

All individuals executing this Lease as Tenants will be jointly and severally liable for the performance of all agreements, covenants, and obligations of a Tenant contained in this Lease.

Explanation: All the Tenants are jointly responsible for complying with the Lease. So, if one Tenant leaves or violates the Lease, the others are still responsible.

2.6 LANDLORD'S OBLIGATIONS

2.6.1 SERVICES AND UTILITIES

Landlord will only provide the services and utilities to the Property as specified in the Basic Terms in the amounts specified in the Basic Terms as currently provided to the Property and as otherwise required under applicable law. However, if the unit is a single family residence, then the parties may agree that the tenant will maintain a trash receptacle, supply running water and heat along with other specified repairs and alterations. Tenant waives all liability of Landlord for any interruption or insufficiency of any service or utility resulting from causes beyond the reasonable control of Landlord.

Explanation: The Landlord agrees to provide the utility services listed in the Basic Terms, and in the legally required amount. (For example, the required amount of hot water at the necessary temperature.)

The Tenant will not sue the landlord if the utility service is interrupted or insufficient for their purpose (unless the Landlord isn't meeting their legal requirements).

2.6.2 MAINTENANCE AND REPAIRS

Subject to Tenant's duties under Section 2.5 above, Landlord will maintain the Building (including its structural elements, roof, and systems) in good order and repair and, if applicable, will maintain the Building common areas, in a clean, safe, and sanitary condition. Landlord will be responsible for, and will pay for, repairing (and restoring to working condition) the appliances, fixtures, or equipment located in the Property, except if any repairs are necessary as a result of improper use by Occupants, or the guest of any Occupant. Tenant will notify Landlord promptly in writing upon becoming aware of any condition within the Property or, if applicable, in the Building, that requires repair or maintenance by Landlord. Landlord will undertake any required repairs reasonably promptly, based on the condition, following receipt of notice. Delay by Landlord in performing or completing any repair will not permit Tenant to complete the repair or incur related expenses or to terminate this Lease, except as permitted by applicable law. In the event some or all of Landlord's maintenance obligations are provided by a condominium or other owners association, then Landlord's obligation hereunder will be solely to enforce the obligation of the association or authority to perform such maintenance (in lieu of Landlord being obligated to perform such maintenance directly).

The Tenant agrees to tell the Landlord if there's a problem with the Property. The Landlord, in turn, agrees to fix damage on the Property, except if it's caused by the Tenant, other Occupants, or their guests.

2.6.3 QUIET ENJOYMENT

Landlord covenants and agrees that, provided Tenant is not in default under this Lease, and provided that Tenant keeps, observes, and performs all obligations contained in this Lease, Tenant will have quiet possession of the Property and such possession will not be disturbed by or interfered with by Landlord. Landlord will under no circumstances be held responsible for restriction or disruption of use, enjoyment, or access to the Property from public streets caused by construction work or other actions taken by governmental authorities or other parties, or any entry or work by Landlord in or around the Property authorized by this Lease, or any other cause not entirely within Landlord's direct control, and such circumstances will not constitute a constructive eviction of Tenant nor give rise to any right of Tenant against Landlord.

Explanation: This secton explains that, as long as the Tenant isn't violating the Lease, the Landlord won't show up at the Property without notice or otherwise interfere in the Tenant's normal life.

2.7 LANDLORD'S ACCESS

Landlord, its agents and contractors, will have the right of reasonable access to the Property during normal business hours to perform its obligations of maintenance and repair of the Property or, if applicable, any other portion of the Building, as long as Tenant is provided (in writing, by telephone, or other means designed in good faith to provide notice) 24 hours' notice (or longer period if required by applicable law) prior to entry, except that in the case of an emergency or, if applicable, if repairs or maintenance elsewhere in the Building unexpectedly require access, Landlord may immediately access the Property and will give Tenant notice of the entry within two days after. Landlord and its agents will have the right to access the Property during normal business hours for the purpose of showing the Property to prospective tenants and purchasers. Landlord will provide 24 hours (or longer period required by applicable law) prior notice given to Tenant (in writing, by telephone, or by other means designed in good faith to provide notice) before any showing. Tenant will not unreasonably prevent Landlord from accessing the Property in order to conduct showings for which Tenant was provided notice.

Explanation: The Landlord agrees to give the Tenant notice if they need to enter the Property. Access is generally restricted to normal business hours. But, if an emergency or repairs unexpectedly require the Landlord to access the Property, they can notify the Tenant afterwards.

2.8 SURRENDER

Tenant will surrender possession of the Property and return the keys to Landlord immediately upon the Expiration Date or earlier termination of this Lease. At the time of surrender, the Property will be in the same condition as the Start Date, except for ordinary wear and tear, and otherwise in clean condition and

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free of all personal property of the Occupants. To the extent permitted by applicable law, any personal property left on the Property after Tenant vacates the Property will be deemed abandoned by the Occupants and may be disposed of by Landlord at Tenant's cost (and may be deducted from Tenant's Security Deposit by Landlord). Neither Landlord nor Tenant is obligated (and neither has any right) to unilaterally renew or extend the Term of this Lease. If all Occupants do not vacate the Property by the Expiration Date or earlier termination of this Lease, Landlord may commence legal proceedings allowed by applicable law to remove and evict Tenant from the Property and will be entitled to recover from Tenant double the Monthly Rent prorated based on a 30-day month (or the maximum rent allowed for holdover under applicable law, if less) for the period until Landlord regains possession of the Property. Alternatively, if Landlord accepts Tenant's payment of the Monthly Rent otherwise due under this Lease for the month after the end of the Term, then this Lease will be deemed to continue on a month-to-month basis at the applicable Monthly Rent as identified above and otherwise on the same terms and conditions as contained in this Lease. Either Landlord or Tenant may terminate the month-to-month tenancy as of the last day of any calendar month by giving one calendar month's written notice of termination to the other party.

Tenant will surrender possession of the Property and return the keys to Landlord immediately upon the Expiration Date or earlier termination of this Lease. At the time of surrender, the Property will be in the same condition as the Start Date, except for ordinary wear and tear, and otherwise in clean condition and free of all personal property of the Occupants. To the extent permitted by applicable law, any personal property left on the Property after Tenant vacates the Property will be deemed abandoned by the Occupants and may be disposed of by Landlord at Tenant's cost (and may be deducted from Tenant's Security Deposit by Landlord). Neither Landlord nor Tenant is obligated (and neither has any right) to unilaterally renew or extend the Term of this Lease. If all Occupants do not vacate the Property by the Expiration Date or earlier termination of this Lease, Landlord may commence legal proceedings allowed by applicable law to remove and evict Tenant from the Property and will be entitled to recover from Tenant double the Monthly Rent prorated based on a 30-day month (or the maximum rent allowed for holdover under applicable law, if less) for the period until Landlord regains possession of the Property.

Explanation: At the end of the Lease, the Tenant agrees to turn the Property over to the Landlord in the same condition as when they moved in, and to remove all their possessions.

If the Tenant doesn't leave, the landlord can evict them and collect twice the normal rent for the time they stay on the Property after the Lease expires.

Alternately, in a Fixed Term Lease, if the Landlord accepts the normal rent amount for a period after the Lease expires, the Lease will continue on a month-to-month basis. In that case, either the Tenant or Landlord can terminate the Lease by providing one month's notice.

2.9 DEFAULT BY TENANT

Tenant will be in default (**Default**) if: (a) Tenant fails to pay any Monthly Rent by _____ days after Monthly Rent is due and does not cure the failure within _____ days of receiving written notice from Landlord; (b) Tenant fails to pay any Additional Rent by _____ days after the Additional Rent is due and does not cure the failure within _____ days of receiving written notice from Landlord or; (c) Tenant fails to comply with any other obligation or restriction in this Lease and does not cure the failure within _____ days of

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receiving written notice from Landlord. If Tenant Defaults under this Lease, Landlord may exercise all rights and remedies available under applicable law, including the right to: (a) terminate this Lease; (b) regain possession of the Property through an eviction or similar process; (c) recover from Tenant all unpaid Rent, including unpaid Monthly Rent, Additional Rent, Late Charges and, if applicable, holdover Rent for the period prior to Tenant's delivery of possession of the Property to Landlord; (d) recover all Rent payable under this Lease for the period from the date of termination for Tenant Default through the stated Expiration Date, less the amount Landlord is able to collect from any replacement tenants for that period; and (e) recover all reasonable costs and expenses incurred by Landlord in repairing any damage to the Property, caused by the improper use by any Occupant or any guests of an Occupant, less any amounts obtained from the Security Deposit.. To the extent required by applicable law, Landlord will use reasonable efforts to mitigate any damages resulting from Tenant Default.

Explanation: The Tenant will be in "default" if they fail to pay the rent within a specific number of days after its due date, or if they otherwise fail to comply with the Lease.

Once the Landlord notifies the Tenant that they are in default, the Tenant has a specific number of days to fix the issue. If the Tenant fails to do so, the Landlord can evict them and continue collecting rent until a new tenant is found.

2.10 NOTICES

Any notice of termination of this Lease, notice of Default by Tenant under this Lease, notice of eviction by Landlord, or any other notice required to be given in writing under applicable law (**Material Notices**) will be in writing and sent to Tenant and Landlord at the applicable address set forth in Section 2.19 below. Except for Material Notices, all other written notices under this Lease may be delivered to the other party at the e-mail address or physical address of the party specified in Section 2.19, or by other electronic means agreed to by the parties. Either party can update its email or physical address by sending written notice to the other party.

Explanation: Any notice for either the Landlord or Tenant can be mailed to their contact address listed in the Lease.

If a notice isn't required by law to be in a specific form (i.e., a "non-material" notice), it can be sent in an electronic form agreed to by both the Landlord and Tenant.

2.11 CASUALTY DAMAGE

If the Property is rendered uninhabitable by a fire, storm, or other casualty, then this Lease will terminate as of the date of the casualty and Tenant will pay to Landlord only the Rent for the period prior to the casualty and Landlord will return to Tenant any Rent paid for the period after the casualty. However, if a portion of the Property remains habitable, then this Lease will continue but Monthly Rent will be adjusted proportionally based on the proportion of the Property still habitable by Tenant, until the damaged portion of the Property has been restored to a habitable condition. Nonessential elements (including decks and porches) of the Property will not be counted in determining the habitable portions of the Property. If the

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Property is part of a larger Building and any other part of that Building is materially damaged by casualty, Landlord will have the right to terminate this Lease upon 30 days' written notice to Tenant. If the Property, or another portion of the Building of which the Property is a part, is damaged or destroyed by fire or other casualty resulting from any negligent act by any Occupant or the guest of an Occupant, Tenant will be liable to Landlord for the costs of repairing the damage. Additionally, Tenant cannot bring an action against Landlord if Tenant (or Tenant's family, licensee, or consenting guests) willfully or negligently create the condition.

Explanation: The Lease ends if something like a fire or storm makes the Property uninhabitable. In those cases, the Tenant only needs to pay rent for the time up until the event. If only part of the Property becomes unusable, the rent will be adjusted proportionally. If the Tenant is renting a unit in a building and the building gets damaged, the Landlord can choose whether to keep the Lease in effect or to terminate it by giving written 30 days' notice to the Tenant.

2.12 GOVERNMENT TAKING

If all or a substantial part of the Property is taken by right of eminent domain, or by purchase in lieu of condemnation, and the taking would render the Property uninhabitable, this Lease will terminate, and the Rent will cease as of the date that the physical taking of the Property occurs. If part of the Property is taken the Tenant may choose to terminate the Lease as provided in the preceding sentence, or remain in the Property for the duration of the Term but the Monthly Rent will be adjusted proportionally based on the portion of the Property still habitable by Tenant, and Landlord will restore the Property to a condition suitable for Tenant's use, as near to the condition immediately prior to the taking as is reasonable under the circumstances.

Explanation: In circumstances set by local law, governments may buy a property at any time. If a government takes the Property, the Lease will end, and the Tenant won't owe any furture rent. If only part of the Property gets taken, the rent will be adjusted proportionally.

2.13 TENANT'S PROPERTY

Tenant acknowledges that Landlord's insurance does not cover loss or damage to any of Tenant's personal property located on the Property and that Landlord will not be liable for any damage to Tenant's personal property. If required by the Basic Terms, Tenant will obtain and maintain (during the **Term**) renter's insurance of at least the level stated in the Basic Terms. Upon Landlord's request, Tenant will provide Landlord a certificate of insurance as evidence of the policy. Even if no policy of renter's insurance is required, Landlord recommends that Tenant obtain renter's insurance.

Explanation: This section says the Landlord isn't responsible for any of the Tenant's possessions on the Property, so they advise the Tenant to obtain renters insurance. The Landlord can also require the Tenant to obtain renters insurance

2.14 SUBORDINATION/ESTOPPEL

This Lease and Tenant's rights under this Lease are subject and subordinate to any current and future mortgages/deeds of trust (and any related amendments) on the Property (or the land where the Property resides). Upon Landlord's written request, Tenant will sign any documents required by any applicable lender or purchaser to affirm the terms and status of this Lease.

Explanation: If other parties such as banks and lenders have rights to the Property, those rights still apply when the Property is being rented. Also, the Tenant agrees to sign any papers required by those parties to confirm the terms and status of the Lease.

2.15 GENERAL

This Lease will be governed by the laws of the state, and any additional laws of the city or county in which the Property is located. This Lease will be binding on and inure to the benefit of all permitted heirs, legal representatives, and assigns of the parties. This Lease, along with the attached Addenda and legal disclosures, contains the entire agreement between Landlord and Tenant and may not be changed except in writing signed by all parties. If any provision of this Lease is found to be invalid or unenforceable, all other provisions contained in this Lease will remain binding and enforceable to the maximum extent permitted by applicable law.

Explanation: The Lease is subject to the laws where the Property is located. If part of the Lease turns out to be unenforceable, the rest of the Lease will remain in effect.

2.16 DISCLOSURES/ADDENDA

Tenant acknowledges that the legal disclosures and addenda (Addenda) attached to this Lease are part of the legal agreement between the parties. Tenant will comply with all applicable rules and regulations set out in the attached addenda. The terms of this Lease shall control in the event of any conflict between the terms of any Addenda and the terms of the Lease.

Explanation: The attachments at the end of the Lease are legally binding. If any of the language in the attachments is inconsistent with the language in the Lease, then the language in the Lease will control.

2.17 SECTION 8 / HOUSING CHOICE VOUCHER PROGRAM

Tenant is planning to pay a portion of the Rent with a Section 8 housing voucher (**Voucher**) administered through a local public housing authority (**PHA**) and a disclosure (**Section 8 / Housing Choice Addendum**) will be attached to this Lease which sets forth the specific terms of, and limitations on, Tenant's use and Landlord's acceptance of the Voucher. Landlord and Tenant agree that, until the Property has been approved for use by the PHA, Tenant will only be responsible for the non-Voucher covered portion of the Rent. Landlord represents and warrants that: (a) Landlord will take all necessary action required by the PHA to accept Tenant's Voucher; and (b) Landlord is not subject to disapproval under federal Housing and Urban Development (**HUD**) regulations. Tenant can terminate this Lease if Landlord is unable to accept a Voucher within 60 days from the execution of this Lease.

Explanation: The federal Section 8 program assists low-income families with renting decent, safe and affordable housing. Tenants have a portion of their rent paid with a voucher funded by the Department of Housing and

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Urban Development (HUD) and administerd by a local Public Housing Authority (PHA). If the Tenant uses a Section 8 Voucher to pay for any portion of the rent then to accept the voucher the Landlord must meet the requirements set by HUD and the PHA. One of the requirements is that the Landlord must enter into a separate agreement with the local PHA. If the Landlord doesn't enter into an agreement with the PHA within 60 days of signing the Lease, the Tenant can terminate the Lease.

2.18 EXECUTION

All individuals indicated in the Basic Terms as comprising Tenant will sign this Lease and related attached Addenda where indicated. Each of Landlord and Tenant consents to the other party's execution of this Lease by electronic signature. Delivery of this Lease containing the electronic signature of a party or otherwise by facsimile through electronic means or as a digital copy will have the same full force and effect as a manually executed original version.

Explanation: Each Tenant must sign the Lease. Everyone has the option to sign electronically.

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2.19 CONTACT INFORMATION

2.19.1 TENANT

Tenant's address is required for notice prior to the Start Date. Notices after the Start Date will be made to the Property.

Tenant Name	Address for Notice Prior to Start Date	Phone	Email

2.19.2 LANDLORD & MANAGING AGENT

Landlord Name	Address for Notice	Phone	Email

Managing Agent Name	Phone	Email

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IN WITNESS WHEREOF, Tenant and Landlord have executed this Lease as of the date of the last signature below.

TENANT SIGNATURE

Name	Signature	Date
Name	Signature	Date
Name	Signature	Date
Name	Signature	Date
Name	Signature	Date
Name	Signature	Date
Name	Signature	Date
Name	Signature	Date

LANDLORD SIGNATURE

Name	Signature	Date
Name	Signature	Date

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